

IN RE: PETITION FOR ADMIN. SPECIAL
HEARING - W/S Long Green Pike
2,000 ft. N of Glen Arm Road
12231 Long Green Pike
11th Election District
6th Councilmanic District
Lance G. Cooper, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-195-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Special Hearing filed by the owners of the subject property, Lance G. Cooper and Barbara Cooper, his wife. The Petitioners seeks approval of a waiver, pursuant to Sections 26-172(b) and 26-171 of the Baltimore County Code (BCC), of the requirements of Section 26-203(c)(8) of the Code, and finding that their proposal satisfies the requirements of Section 26-278 of the Code, as those regulations relate to the preservation of historical buildings and sites, to approve the razing/alteration of an existing historic structure, to convert the original portion of the dwelling to an antique shop, to retain the outbuilding as a garage and to convert the barn to a residence. The subject property and requested relief are more particularly described on Petitioner's Exh. No. 1, the plat to accompany the Petition for Administrative Special Hearing.

Section 26-171 of the Code provides that waivers from the requirements of Section 26-203 of the Code (i.e., development plan) can be granted by the Director of Permits and Development Management (PDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict compliance, that a waiver would be within the scope, purpose and intent of the regulations, and that the proposed development complies with all of the County laws, ordinances and regulations. In order to afford due process, the Director has designated the Zoning Commissioner (Hearing Officer) to consider the

ORDER RECEIVED FOR FILING

Date

By

8/26/01
[Signature]

waiver request filed in this instance. Moreover, in order to provide public notice, the property was posted with a sign describing the request on November 13, 1998. There has been no request by the public for a hearing or any public input for the requisite period (15 days) after posting of the property. Thus, the matter is eligible for review.

The Petitioners have filed the supporting documents and affidavits as required by Section 26-171(b)(1) of the Code, and a site plan of the property depicting existing and proposed improvements. A description of the property contained within the case file indicates that the property consists of 3.6 acres, more or less, zoned R.C.2, and is improved with a dwelling, frame outbuilding and barn. The property is located on the west side of Long Green Pike near that road's intersection with Glen Arm Road in Glen Arm, and has a street address of 12231 Long Green Pike. As shown on the site plan, the Petitioners propose to raze and alter the dwelling, convert a portion of the original house to an antique shop, and convert the barn to a residence. A memorandum received from John Reisinger, Building Inspector, from the Department of Permits and Development Management, indicates that the two story frame farm house dwelling is in a significantly deteriorated condition and is of little historic value.

The information submitted is persuasive to a finding that the proposed razing, renovation and improvements are consistent with the character and historic features of the existing buildings and will not be inappropriate. Furthermore, the Landmarks Preservation Commission received the Petitioners' proposal and recommended a finding that the project is consistent with Section 26-278 of the Baltimore County Code on November 12, 1998. I agree. There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should, therefore, be granted.

ORDER RECEIVED FOR FILING

Date

By

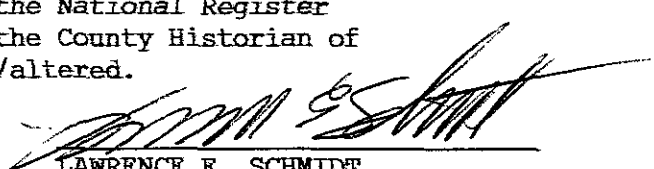
2/20/98
[Signature]

Moreover, the request requested complies with the requirements of the Baltimore County Zoning Regulations (BCZR) and should be approved. In addition, a finding that this matter qualifies for an exemption from the Development Review process as codified in the BCC is also appropriate.

Pursuant to the posting of the property and the provisions of the BCC and the BCZR, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of December 1998 that the Petition for Special Hearing seeking approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the BCC, of the requirements of Sections 26-203(c)(8) of the BCC, and a finding that the razing/alteration of an historic structure, to convert the original portion of the dwelling to an antique shop to retain the outbuilding as a garage and to convert the barn to a residence, all in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. Pursuant to the recommendations of the Landmarks Preservation Commission, the issuance of a demolition/razing permit is conditioned upon the Petitioners submitting beforehand photographic documentation prepared to the National Register Standards and approved by the County Historian of the structures to be razed/alterd.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

DEC 10 1998

SN



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 9, 1998

Mr. and Mrs. Lance G. Cooper
2417 Kentucky Avenue
Baltimore, Maryland 21213

RE: Petition for Administrative Special Hearing
Case No. 99-195-SPH
Property: 12231 Long Green Pike
Petitioner: Lance G. Cooper and wife

Dear Mr. and Mrs. Cooper:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

c: Mr. Patrick M. O'Keefe
523 Penny Lane
Hunt Valley, Maryland 21030

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at #12231 LONG GREEN PIKE
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

RACE AND ALTER AN EXISTING ORIGINAL HISTORIC STRUCTURE, TO CONVERT ORIGINAL PORTION OF HOUSE TO AN ANTIQUE SHOP, RETAIN THE OUTBUILDING AS A GARAGE, AND CONVERT THE BARN TO A RESIDENCE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

PATRICK M. O'KEEFE

Name

523 PENNY LANE - 666-5366

Address

HUNT VALLEY, MD. 21030

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By SOA Date 11-6-98

Estimated Posting Date 11-15-98

CASE NUMBER 99-195-SPH

Revised 9/18/98 - wcr/scj

Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

2417 KENTUCKY AVENUE
Address
BALTO MD 21213
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Lance G. Cooper
Signature

LANCE G. COOPER
Name - Type or Print

Barbara L. Cooper
Signature

BARBARA L. COOPER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of November, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lance & Barbara Cooper

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

11/18/98
Date

[Signature]
Notary Public
My Commission Expires 5/31/99

REC 9/18/98

99-195

ZONING DESCRIPTION FOR #12231 LONG GREEN PIKE

Election District 11

Councilmanic District 6

Beginning at a point on the EAST side of LONG

GREEN PIKE which is 40 FEET

wide at a distance of 1660.0 FEET NORTH of the

centerline of the nearest improved intersecting street GLEN ARM ROAD
(name of street)

which is 30 FEET wide.

AS RECORDED IN DEED LIBER-12516, FOLIO-150 ETC.

WITH THE FOLLOWING METES AND BOUNDS:

- 1) SOUTH-34 DEGREES-49 MINUTES-EAST-282.16 FEET
 - 2) NORTH-28 DEGREES-24 MINUTES-EAST-529.02 FEET
 - 3) NORTH-45 DEGREES-47 MINUTES-EAST-86.70 FEET
 - 4) NORTH-45 DEGREES-23 MINUTES-WEST-298.70 FEET
 - 5) SOUTH-55 DEGREES-20 MINUTES-WEST-34.42 FEET
- TO THE EASTERNMOST SIDE OF LONG GREEN PIKE AND
TO RUN WITH THE OUTLINE OF SAID ROAD:
- 6.) SOUTH-25 DEGREES-46 MINUTES-40 SECONDS-WEST-537.89 FEET
- TO THE PLACE OF BEGINNING, AND CONTAINING
156,816 SQUARE FEET OR 3.61 ACRES OF LAND
MORE OR LESS.

BEING THE LANDS OF BARBARA AND LANCE COOPER.

49-195-SPH
195

492-291-PP

BALTIMORE COUNTY, MD -AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 11-6-99 ACCOUNT REC 060743
AMOUNT \$ 50.00

RECEIVED FROM: LAWRENCE & BALTIMORE
FOR: ADRIAN SPECIALTY

5077

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
1/09/1990 11/06/1990 15:49:16
REC 060743 CASHIER MUEL MRM DRAMER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 053227
CR NO. 060743
Baltimore County, Maryland

CASHIER'S VALIDATION

99-195-SP1

#15781 LONG GREEN BLK

CERTIFICATE OF POSTING

ADMIN. SPECIAL HRG. (H)

RE. Case No.: 99-195-SPN (H.)

Petitioner/Developer: B&L COOPER, ETAL
c/o P. M. O'KEEFE

Date of Hearing/Closing: 11/30/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #12231 - LONG GREEN PIKE

The sign(s) were posted on

11/13/98

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe Sr. 11/20/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

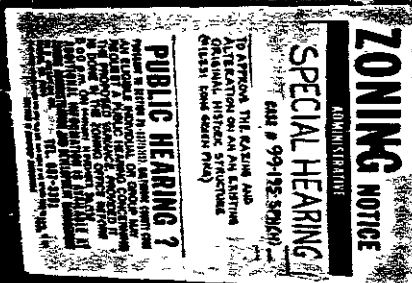
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



**ADMINISTRATIVE SPECIAL HEARING
CLOSING DATE – NOVEMBER 30, 1998**

CASE NUMBER: 99-190-SPH

216 Ashland Road

N/S Ashland Road, 290' E of centerline Clay Hill Circle

8th Election District – 3rd Councilmanic District

Legal Owner: Frank A. Traglia & Loretta E. Traglia

Administrative Special Hearing to construct an addition to an existing building.

CASE NUMBER: 99-195-SPH

12231 Long Green Pike

W/S Long Green Pike, 2000' N of Glen Arm Road

11th Election District – 6th Councilmanic District

Legal Owner: Lance G. Cooper & Barbara Cooper

Administrative Special Hearing to raze and alter an existing original historic structure, to convert original portion of house to an antique shop, retain the outbuilding as a garage, and convert the barn to a residence.

If the back of the administrative special hearing form (notarized affidavit) is not filed before the closing date of November 30, 1998, we recommend DISAPPROVAL of the above special hearings due to the fact that the proper forms were not filed. (See memo from WCR dated 11/16/98.)

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 99- 195 -SPH Address 12231 LONG GREEN PIKE
Contact Person: SONIA R. FLORES Phone Number 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-6-98 Posting Date: 11-15-98 Closing Date: 11-30-98

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 99- 195 -SPH Address 12231 LONG GREEN PIKE
Petitioner's Name LANCE & BARBARA COOPER Telephone 410-366-2600
Posting Date: 11-15-98 Closing Date: 11-30-98
Wording for Sign: Administrative Special Hearing to approve THE RAZING &
ALTERATION OF AN EXISTING ORIGINAL HISTORIC
STRUCTURE

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Baltimore, MD 21784

Telephone: (410) 781-4000
Toll Free: (800) 368-2295
Fax: (410) 781-4673

Richard Hoffman
904 Dellwood Avenue
Fallston, MD 21047

Telephone: (410) 879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: (410) 242-4263
Mobile: (410) 382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: (410) 687-8405
Mobile: (410) 262-8163
Fax: (410) 687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21038

Telephone: (410) 666-5366
Cell: (410) 905-8571
Fax: (410) 628-2574
(410) 882-2469

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 7/2/98



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 1, 1998

Mr. Patrick M. O'Keefe
523 Penny Lane
Hunt Valley, MD 21030

RE: Item No.: 195
Case No.: 99-195-SPH
Location: 12231 Long Green Pike

Dear Mr. O'Keefe:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 6, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

November 29, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 16, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

189, 190, 191, 192, 193, and 195

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11.17.96

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 125 JZA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

12/2/98
8
10 CR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

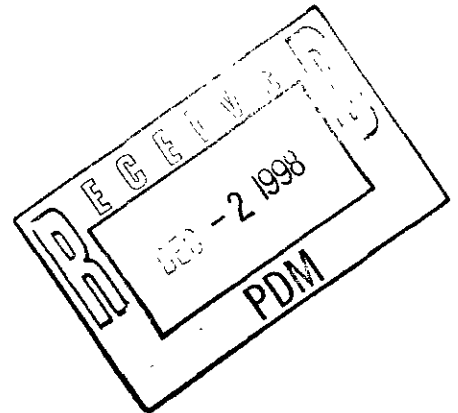
DATE: December 1, 1998

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 12231 Long Green Pike

INFORMATION

Item Number: 195
Petitioner: Patrick O'Keefe
Zoning: RC-2
Requested Action: Special Hearing



RECOMMENDATIONS ON THE PROPOSAL – The property located at 12231 Long Green Pike is listed on the Maryland Historical Trust Inventory as the "McComas House" (ca. 1851-1875), No. BA 1906.

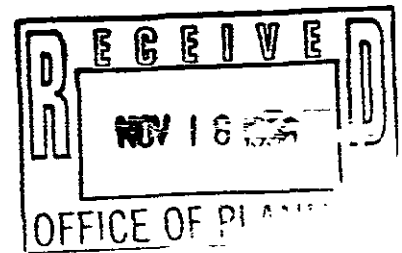
At their meeting on November 12, 1998, the Landmarks Preservation Commission unanimously agreed to recommend to the Hearing Officer the issuance of a waiver pursuant to Section 26-278. LPC recommended that issuance of the demolition permit be conditioned on the submittal of photographic documentation, prepared to National Register standards as approved by the County Historian, and that the buildings engineer make a determination on the condition of the building (see attached).

The Office of Planning does not believe that Section 26-172 (a) (1) would be the appropriate authority to allow demolition of this historic structure. The Office of Planning is aware of the petitioner's assertion of economic hardship. If, therefore, the hearing officer wishes to grant a waiver under Section 26-172 (a) (2), the Planning office concurs with the LPC's recommendations for conditions on the issuance of the demolition permit.

Section Chief: Jeffrey W. L...
KA:kra

c: Robert C. Scott, Landmarks Preservation Commission

BALTIMORE COUNTY MARYLAND
INTER OFFICE CORRESPONDENCE



TO: Kimberly Abe
Office of Planning

DATE: November 16, 1998

FROM: John Reisinger
Permits and Development Management

SUBJECT: 12231 Long Green Pike

As requested, I inspected the two story frame farmhouse at 12231 Long Green Pike to determine its condition and whether renovations would be feasible.

Exterior: The exterior is in satisfactory repair except for a few missing shingles, broken windows, and isolated spots of deterioration. Both the well and the septic are close to the house. The well's proximity makes Termite treatment difficult.

Interior: Inside, the building's condition is considerably worse. Undermining and settlement of the rubble stone foundation has caused uneven settlement and floors that are not level. Floors also exhibit excessive deflection under load, and have several holes from rot or termites. Ceilings are also sagging considerably in several places, and show evidence of having been patched multiple times. The walls have termite damage in several areas.

Foundation: The foundation consists of continuous rubble stone walls extending 12-24" below grade. Undermining and excessive settlement, especially along the south side, have caused cracking and misaligned windows.

Although the exterior condition of the building is such that my office would normally not order the building razed, I believe it is unlikely that anyone would be seriously tempted to invest the substantial amount of time, money, and aggravation necessary to restore this building to a sound condition. Even levelling and underpinning the foundation would be a major undertaking. The only architectural feature of any interest is the columns supporting the porch roof. These could be incorporated in the barn renovations.

In summary, the building is in a deteriorated condition sufficient to make razing an attractive option.

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: November 16, 1998

TO: Zoning Commissioner/Deputy Zoning Commissioner

FROM: W. Carl Richards, Jr.
Supervisor, Zoning Review *WCR*

SUBJECT: Incomplete Petition Forms

Case Number 99-190-SPH
216 Ashland Road
Loretta & Frank Traglia

Case Number 99-195-SPH
12231 Long Green Pike
Barbara & Lance Cooper

If the back of the administrative special hearing form (notarized affidavit) is not filed before the closing date of November 30, 1998, we recommend **DISAPPROVAL** of the above special hearings due to the fact that the proper forms were not filed.

WCR:scj

c: John R. Alexander

RE: PETITION FOR SPECIAL HEARING
12231 Long Green Pike, W/S Long Green Pike,
2000' N of Glen Arm Rd, 11th Election District,
6th Councilmanic

Legal Owners: Lance and Barbara Cooper

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-195-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to Patrick M. O'Keefe, 523 Penny Lane, Hunt Valley, MD 21030, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

E32

R.C. 2

NE
15-F

MLT CR

SITE

#12231
LONG GREEN
PIKE
COOPER
PROPERTY

R.C. 2

BLT CR

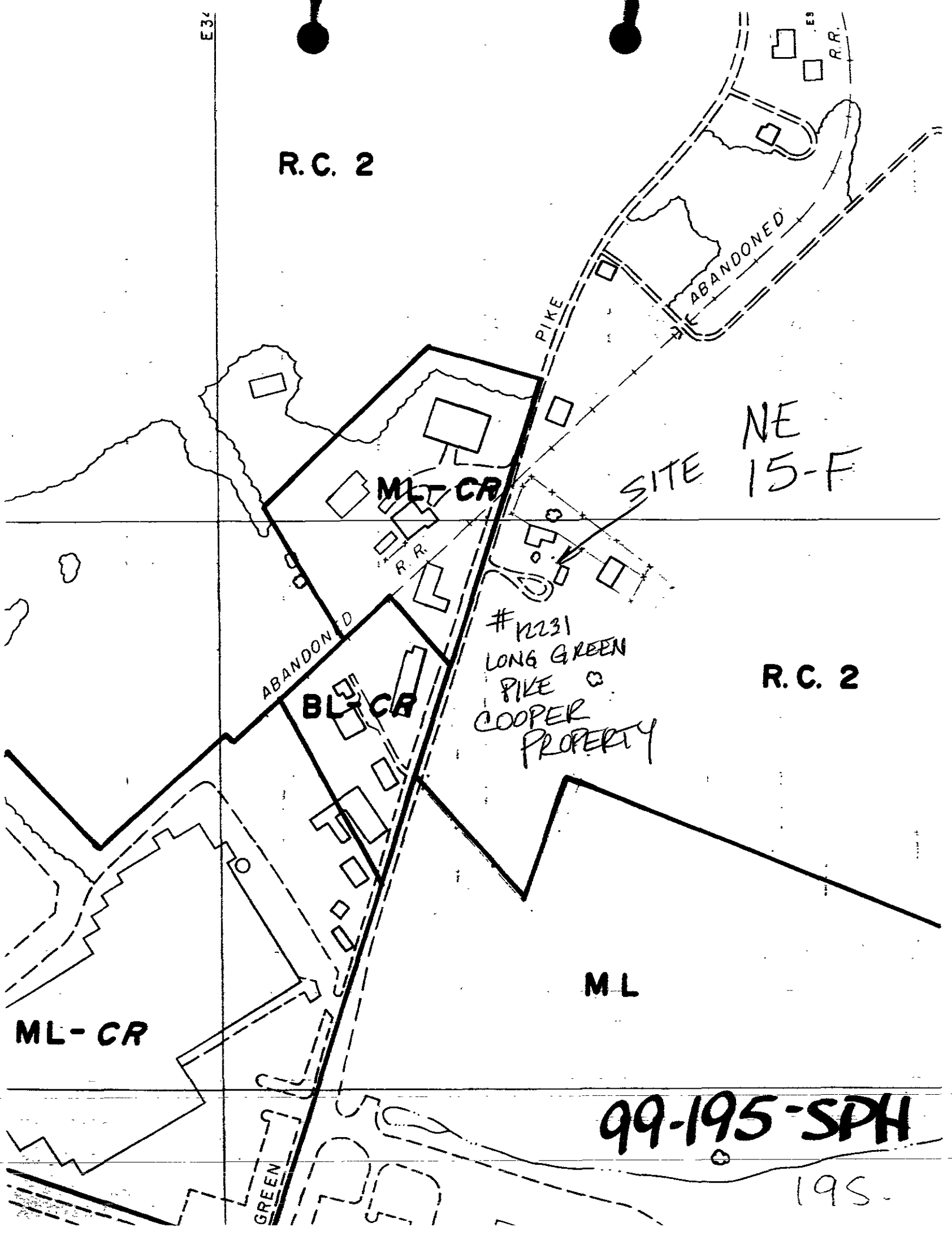
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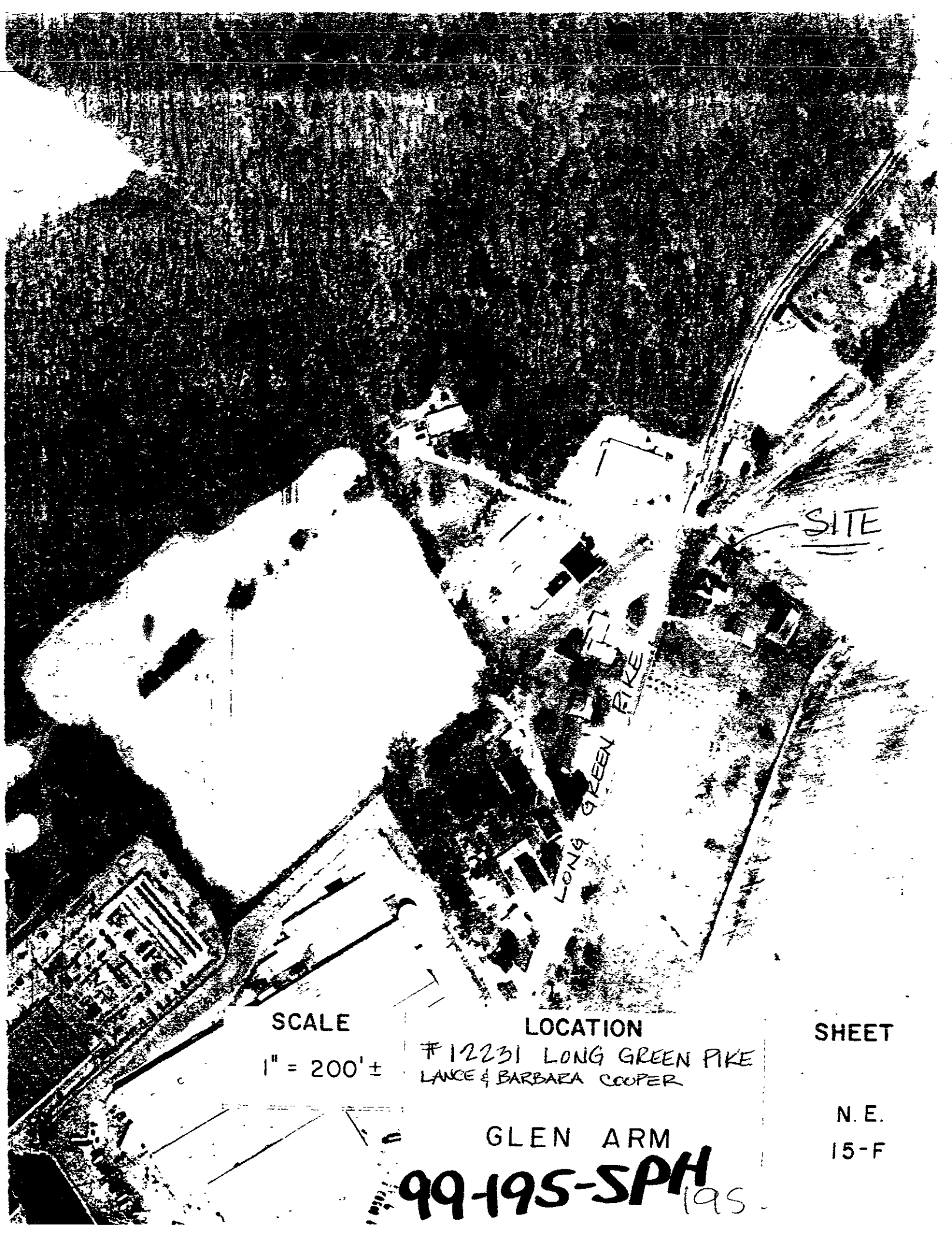
ML-CR

99-195-SPH

195-

GREEN





SCALE

1" = 200' ±

LOCATION

#12231 LONG GREEN PIKE
LANCE & BARBARA COOPER

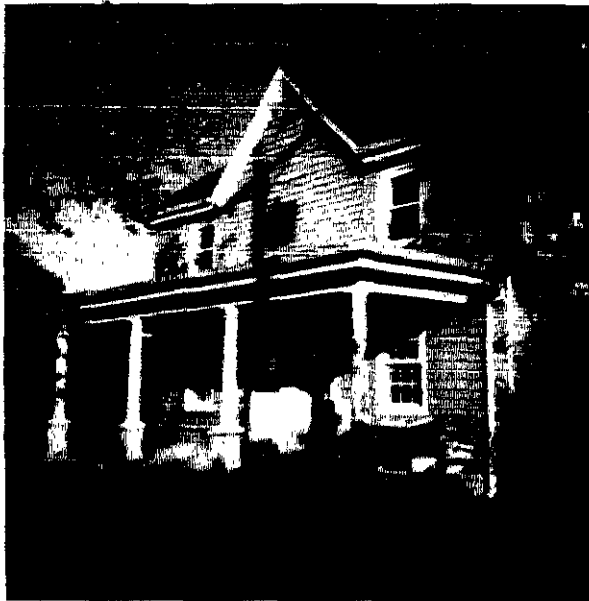
SHEET

GLEN ARM

N.E.

15-F

99-195-SPH 195



COOPER
#12231 LONG GREEN PIKE 195



COOPER
#12231 LONG GREEN PIKE 195



COOPER
#12231 LONG GREEN PIKE 195



COOPER
#12231 LONG GREEN PIKE 195

99-195-SPH